



**CITY OF SAN ANTONIO  
CENTER CITY DEVELOPMENT  
& OPERATIONS DEPARTMENT**

December 12, 2014

Environmental Management Support, Inc.  
Attn: Mrs. Edie Findeis Cromwell  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910  
Phone: 301-589-5318

Re: Submittal of EPA Brownfields Community Wide Assessment Grant Application Fiscal Year 2015  
Means of Submittal – U.S. Postal Service  
City of San Antonio, Texas

Dear Ms. Cromwell:

The City of San Antonio is pleased to submit this Proposal for the Community-Wide Brownfields Assessment Grant in response to U.S. EPA RFP #EPA-OSWER-OBLR-14-07.

This proposal respectfully seeks Community-Wide Assessment Funds in the amount of \$400,000 to conduct Phase I and Phase II Environmental Site Assessments and the development of Clean-Up Plans focused on three urban target areas known as Guadalupe Westside, Eastpoint, and River South. Most recently, the Eastpoint area was one of only five communities selected nation-wide by President Barack Obama for the Promise Zone program. Promise Zones build on previous grant success stories to create additional tools to improve housing, education, and public safety. Despite the neglect of these neighborhoods by investors and businesses, the target areas contain rich environmental and historic assets in the form of urban creeks and National Landmark sites such as the San Antonio Missions. The City, County, and other agency partners are committing planning efforts and resources to improve and restore these community assets, but there is a need to broaden these efforts by improving the conditions of the neighborhoods surrounding these assets, which have a large amount of aging housing stock and abandoned industrial buildings.

San Antonio's Brownfields Program is part of a multi-agency partnership that has successfully received an Urban Waters Network grant from the Environmental Protection Agency. This program creates a single Federal contact to create a more comprehensive and efficient approach to urban waterways improvements. The Urban Waters partnership can strengthen the impact of the Community-wide Assessment Program by directly tying resources into millions of dollars of reinvestment dedicated to the environmental improvement of urban creeks and waterways and the surrounding neighborhoods of these key natural assets.

In 2010 San Antonio was given Preferred Sustainability Status (PSS) by the Department of Housing and Urban Development because of the region's commitment to advancing sustainability and its interest in the federal Partnership for Sustainable Communities (PSC) supporting San Antonio's sustainable objectives. As one of the largest cities in Texas actively pursuing a sustainable approach to infill development, the requested funds from this proposal are needed at this crucial juncture in order to grow this fledgling program and demonstrate that communities in this region are amenable to receiving support from outside agencies to improve the environment of urban areas.

**TARGET THE HEART. RENEW, RECONNECT, REVITALIZE.**



It has been nearly 10 years since the City last received an EPA Brownfields Grant. Since San Antonio developed their first dedicated brownfields program in the fall of 2011, City leadership has committed funds to fully staff the program and provide resources for brownfields activities. As a result, the program has completed an inventory of potential brownfields sites in targeted areas, and helped fund 22 assessments and minor abatement projects that have leveraged nearly \$32 million in investment. These assessment efforts will lead to the development of student housing projects, cultural centers, and small business facilities that will have a positive impact on distressed communities. In FY2014, the City also partnered with Metro Health to successfully apply for a highly competitive brownfields and community health Federal grant offered by the Center for Disease Control (CDC's) Brownfields Program. Vast resources are still needed to address the remaining brownfields in these target areas, and the Federal EPA funds San Antonio is requesting will allow our program to be more financially stable for years to come.

**IV.C.1.a. Applicant Identification:** City of San Antonio, Texas, Center City Development and Operations Department, Frost Bank Tower, 100 W Houston Street, 19<sup>th</sup> Floor

**IV.C.2.b. DUNS Number:** 066428400

**IV.C.2.c. Funds Requested:**

- i) **Grant Type:** Community Wide Assessment
- ii) **Federal Funds Requested:** \$400,000
- iii) **Contamination:** \$200,000 Hazardous Substances; \$200,000 Petroleum
- iv) **Community-Wide**

**IV.C.2.d. Location:** City of San Antonio, Bexar County, Texas

**IV.C.2.e. Not applicable**

**IV.C.2.f. Contacts:**

- i) **Project Coordinator:** Mr. Jonah Katz, P: 210-207-3907 / F: 210-207-8151; [Jonah.Katz@sanantonio.gov](mailto:Jonah.Katz@sanantonio.gov); City of San Antonio, Frost Bank Tower, 100 W. Houston, 19<sup>th</sup> Floor, San Antonio, TX 78283-3966
- ii) **Department Director:** Ms. Lori Houston, P: 210-207-2129 / F: 210-207-8151; [Lori.Houston@sanantonio.gov](mailto:Lori.Houston@sanantonio.gov); City of San Antonio, Frost Bank Tower, 100 W. Houston, 19<sup>th</sup> Floor, San Antonio, TX

**IV.C.2.g. Date Submitted:** December 19, 2014

**IV.C.2.h. Project Period:** Three (3) Years

**IV.C.2.i. Population:** 1,326,528

**IV.C.2.j.** Please see "Other Factors" checklist following this transmittal letter

The City of San Antonio and the Center City Development Office greatly appreciates your consideration of this application. We hope we can be an active and innovative partner with the Environmental Protection Agency as they continue to work to promote sustainable communities across the United States.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos L. Contreras, III".

Carlos L. Contreras, III  
Assistant City Manager

TARGET THE HEART. RENEW, RECONNECT, REVITALIZE.

## Ranking Criteria for Assessment Grants

### V.B.1. Community Need (50):

#### V.B.1.a. Targeted Community and Brownfields (25):

##### V.B.1.a.i. Targeted Community Description (5):

The communities targeted in this grant are dynamic inner-city areas with diverse populations and strong historic heritage that have long struggled amidst San Antonio's overall prosperity and growth. This assessment grant will target three areas, known as the Guadalupe Westside, Eastpoint, and River South Target Areas (TAs). The *Guadalupe Westside TA* is 2.85 square miles and represented by Bexar County Census Tracts 1105, 1106, 1702, 1701.02, and 1701.01. This near West Side community is the most heavily Hispanic of the Target Areas, and is the historic center of working-class Latino culture and history of the San Antonio region. The Westside Creeks Restoration Project is located in the heart of this Target Area. The *Eastpoint TA* is 4.12 square miles and represented by Census Tracts 1305, 1306, 1307, 1110, and 1919. This community is one of San Antonio's most diverse, historically containing the largest percentage of the City's African American population. The boundaries of this target area are nearly identical to the Eastpoint Program area, which represents a \$60 million redevelopment effort on the Eastside, including the CHOICE and PROMISE Federal initiatives and Salado Creek Greenway project. The *River South TA* is 3.1 square miles and represented by Census Tracts 1402, 1403, and 1508. River South contains the San Antonio Missions National Historic Park, one of the richest heritage attractions in San Antonio. River South is at the core of a multimillion dollar reinvestment project along the south branch of the San Antonio River known as Mission Reach, connecting the historical San Antonio Missions with a series of recreational and bike paths.

##### V.B.1.a.ii. Demographics (5 points)

The demographics below for the City's selected target area reflect an environmental justice impact, as high levels of minorities and low income areas are located in areas with the highest concentrations of brownfields.

Table 1: Demographics (2010 Census)						
	Guadalupe Westside Area (CTs #1105, 1106, 1702, 1701.02, & 1701.01)	Eastpoint Area (CTs #1305, 1306, 1307, 1110, & 1919)	River South Area (CTs #1402, 1403, & 1508)	San Antonio	Texas	US
Population	22,808	17,516	9,556	1,327,407	24,145,561	308,745,538
Minority (Non-White) Population	29.0%	49.3%	27.3%	27.4%	29.6%	27.6%
Hispanic / Latino Population	86.9%	68.1%	90.0%	60.9%	37.6%	16.3%
Households with Individuals 65+	30.0%	25.1%	23.2%	21.1%	21.2%	24.9%
Families w/ Female Head, No Husband Present, Children <18	15.4%	13.9%	18.9%	11.83%	9.67%	8.49%

While 2010 Census Data is four years old, it is the most complete and accurate demographic data available at the Census Tract level, and is utilized to compare grant target areas with other geographies. The Eastpoint Target Area has a minority (non-white) population nearly 2 times a higher concentration than San Antonio as a whole, while all the Target Areas contain a Hispanic / Latino population that is nearly 3 times as concentrated as in the State of Texas as a whole.

**Table 2: Unemployment, Income, and Poverty Data (2012 American Community Survey 5-Year Profile 2008-2012)**

	<b>Guadalupe Westside Area (CTs #1105, 1106, 1702, 1701.02, &amp; 1701.01)</b>	<b>Eastpoint Area (CTs #1305, 1306, 1307, 1110, &amp; 1919)</b>	<b>River South Area (CTs #1402, 1403, &amp; 1508)</b>	<b>San Antonio</b>	<b>Texas</b>	<b>US</b>
Unemployment*	20.0%	15.2%	10.9%	8.1%	7.7%	9.3%
Median Household Income	\$22,940	\$22,754	\$26,974	\$44,937	\$51,563	\$53,046
Poverty Rate for Individuals	44.2%	41.9%	34.4%	20.1%	17.4%	14.9%

\*ACS data was used for unemployment because it is the most recent data available that is collected down to the Census Tract Level.

Data on income, unemployment, and poverty were taken from the 2012 American Community Survey data and averaged between Census Tracts to determine an estimate for each target area. All of the target areas have an unemployment rate higher than the City as a whole, while two target areas have an unemployment rate over twice as high as both the state and national rate. Their median household income is generally half of the median household income in Texas and the United States. Finally the poverty rates are excessive relative to other geographies; the poverty rate for these areas is between two and three times that of the nation as a whole and the state of Texas, and between 1.5 to 2 times that of San Antonio.

The target areas for this grant are represented by groups of Census Tracts that represent some of the most impoverished and heavily minority Census Tracts in San Antonio. Within *Guadalupe Westside TA*, Census Tract 17.01.01 is the fourth most Hispanic / Latino of any Tract in Bexar County (97.3%) while Tract 1105 contains the highest concentration of households led by a single mother (42.0%) in all of Bexar County. Tracts 1105 and 1106 have the third and fourth lowest median household incomes, respectively, among all Tracts in Bexar County. Within *Eastpoint TA*, Census Tracts 1305 and 1306 are among the top 10 Census Tracts in terms of minority (non-white) concentration in all of San Antonio. Tract 1110 has the eighth lowest median household income among all Tracts in Bexar County. Within *River South TA*, among all Census Tracts in Bexar County, Census Tract 1508 contains the second highest concentration of households led by a single mother (36.5%). The three tracts of *River South TA* together have a 90% Hispanic / Latino population, a rate 1.5 times greater than San Antonio and 2.4 times greater than Texas as a whole.

#### **V.B.1.a.iii. Brownfields (5 points)**

Historically, large-scale brownfield sites have had an impact on neighborhood blight and health in the inner-city target areas. The Center City Development and Operations Department (CCDO), a department within the City of San Antonio, is dedicated to developing innovative programs to revitalize the City's urban core. CCDO began the City's first dedicated Brownfields Program in the fall of 2011. The program has already made substantial progress in inventorying potential brownfield properties. In total, the City's initial inventory contains 754 potential brownfields sites in the form of vacant lots and structures along thirteen inner-city

street corridors. In the target areas for this grant proposal, the City has identified 381 vacant lots and structures that could potentially be brownfields project candidates. 60 sites were located in the *River South TA*, 185 in the *Eastpoint TA*, and 136 in the *Guadalupe Westside TA*.

The *River South TA* is adjacent to the former "Big Tex" site, which in 2009 had over 2000 tons of asbestos contaminated soil removed in an EPA supervised cleanup<sup>2</sup>. Potential brownfield sites remain throughout the area, including Lone Star, a 32-acre former brewery site. The major brownfield in the *Eastpoint TA* is the abandoned Friedrich complex, which spreads over two city blocks and was the site of a former refrigeration plant. Recent assessments conducted by the City revealed a high level of asbestos, lead-paint, and other contaminants on the site. Many incompatible land uses neighbor each other in the target areas, particularly in the *Guadalupe Westside TA*, as past lax zoning codes allowed uses such as auto body shops and light manufacturing facilities to be located close to residences.

#### **V.B.1.a.iv. Cumulative Environmental Issues (10 Points)**

Aging building stock, traffic, pollution, and contamination from active properties contribute to the cumulative environmental risk in these neighborhoods as well. The San Antonio region is the largest in the country that is in attainment according to current National Ambient Air Quality Standards. However, the city has measured increased concentration of ozone since the attainment status was designated, and is at risk of being in nonattainment if the Environmental Protection Agency plans to tighten their air standards over the next few years. While San Antonio's rapid growth contributes to increased motor vehicle traffic and ozone pollution, the grant's Target Areas are particularly impacted as they are all located at the convergence of several Interstate highways. The Eastpoint area contains one of San Antonio's three major freight railyards, the East Yard, an 85-acre site which has been a source of blight for the area, as well as a potential source of polycyclic aromatic hydrocarbons (PAHs) and heavy metal contamination.

All of these target areas contain aging structures, with a mix of commercial and residential uses, as well as historical industrial uses of various sizes. Bexar County Appraisal District (BCAD) property data shows that nearly 98% of all structures in these target areas were built prior to 1978, when asbestos and lead-based paint were highly-used construction materials. According to the Texas Department of State Health Services, Bexar County has the 2<sup>nd</sup> highest incidence rate for elevated blood lead levels (EBLLs) in all of Texas. The grant target areas overlay several historic residential districts containing large amounts of preserved housing stock that is at risk for containing lead-based paint.

Table 3 below summarizes the contaminants found or are at risk to be found in the grant's target areas in reference to the brownfields discussed in section V.B.1.a.iii.

<b>Table 3: Contaminant Impacts on Targeted Communities*</b>			
<b>Contaminants / Health Hazard</b>	<b>Location</b>	<b>Public Exposure</b>	<b>Health Effects</b>
PCBs	Eastpoint Target Area	Ingestion; inhalation; direct contact; workplace exposure	Skin rashes; liver damage
Lead	All Target Areas	Ingestion; lead-based paint in older homes; workplace exposure	Nervous system damage; muscle weakness; kidney damage; miscarriages
Petroleum Hydrocarbons	Guadalupe Westside; Eastpoint Target Areas	Inhalation; contaminated drinking	Nervous system damage; headaches

<sup>2</sup> <http://www.epa.gov/superfund/spanish/pdfs/BigTexFctSht10-2009.pdf>

		water; contact in proximity to leaking petroleum tanks; direct contact	and dizziness; effects on blood, immune system lungs, skin, and eyes
Asbestos	All Target Areas	Inhalation	Cancers; Lung Diseases
PAHs	Eastpoint / River South Target Areas	Workplace exposure; direct contact with air, water, or soil near contaminated sites; Ingestion	Cancers; Minor birth defect risks and lower body weights
Molds	All Target Areas	Inhalation; Exposure in older homes; Exposure in flooded properties	Nausea; Infections; Allergic reactions among sensitive population

\*Source – Agency for Toxic Substances & Disease Registry

#### **V.B.1.b. Impacts on Target Community (10 points)**

The hazards present in the contaminants in Table 3 have profound health effects on sensitive populations that exist in these areas. These chemicals run off into the urban creekways in this areas, causing water quality impacts that complicate restoration efforts. Moreover, the prevalence of brownfields in each of these areas have a blighting impact and limit the amount of safe walkable spaces. The targets area's sensitive populations, at high risk for obesity because of their minority status and poverty level, have virtually no options for physical activity in their communities. Brownfields prevent the development of welcoming open spaces for recreational opportunities, and create barriers to safe access to the urban waterways that are central to these target areas.

Extensive localized health data is unavailable for these target areas. In 2010 however, the San Antonio Metropolitan Health District (SAMHD) conducted a 2010 Behavioral Risk Factor Surveillance System (BRFSS) survey found 36% of Bexar County residents reported that there were no walking trails in their neighborhoods. A 2010 Youth Risk Behavior Survey (YRBS) found that 31.8% of Bexar County youth were overweight or obese, while the San Antonio school districts that were located where most of the racial / ethnic minorities reside all reported over 50% of students with an unhealthy weight. The zip codes 78207 and 78210, which include much of the Guadalupe Westside target area and River South Target Area, respectively, are of particular interest. They are two of 10 target zip codes that the SAMHD has identified in their 2010 annual Health Profiles report. These zip codes have concentrations of sensitive populations, with higher amounts of Medicaid births, single mothers, and teen mothers with high levels of premature births, low birth weights, and infant mortality. SAMHD identified 4 neighborhoods within the Grant Target Areas for their *Neighborhood Based Physical Activity and Health Promotion Project*, because of the measured indicators of these communities at risk for high rates of childhood obesity. These indicators included income, housing vacancies, sexually transmitted disease (STD) rates, single parent households, and teen birth rates.

#### **V.B.1.c. Financial Need (10 Points)**

##### **V.B.1.c.i. Economic Conditions (5 Points)**

The grant's target areas represent some of the most impoverished, sensitive populations in the City, reflecting the concentrated areas of poverty that are a result of this dramatic lack of wealth distribution in San Antonio. The concentration of distressed properties and blighted conditions of these target

neighborhoods make them a challenge for traditional investment, and attracting a developer willing to mitigate the environmental challenges inherent in these properties is even more of a challenge.

The City's brownfields program has aggressively pursued outside financing for brownfields from other sources. Through an active partnership with the Texas Commission on Environmental Quality (TCEQ), the City has received state-contracted services in the amount of over \$60,000 over the past 18 months to conduct Brownfield Site Assessments. However, the statewide budget for TCEQ's program is only about \$250,000 per year and must be distributed across one of the largest states in the country.

The funding situation for brownfields has reached a critical point for San Antonio. All City Departments, had to contract their budgets by 10% for FY2014. Despite allocating all the funds awarded to the program in FY2013 to 15 important brownfield projects, the City Council cut the budget for the local assessment program in FY2014 by 50%, and eliminated any additional allocation for FY2015. The City Council remains committed to staffing a brownfields program and providing resources for outreach and education, but are expecting funds for program deliverables to be almost completely leveraged by grants. Without EPA funds, the program's ongoing efforts could be scaled back drastically, or eliminated altogether, and these cuts will be done at a time when previous planning and inventory efforts have revealed more potential brownfields whose continued vacancy are creating challenges for distressed communities.

#### **V.B.1.c.ii. Economic Effects of Brownfields (10 Points)**

Socioeconomic disparities are a significant issue within these target areas. The San Antonio metropolitan area was recently ranked as one of the most economically segregated in the country. According to an August 2012 study of the 30 largest metropolitan areas in the country by the Pew Research Center, the San Antonio metropolitan area contained the highest combined percentages of low-income and high-income households living in, respectively, majority low-income and majority high-income Census Tracts<sup>4</sup>. Despite the economic prosperity and growth that San Antonio has enjoyed in recent years, the majority of investment and development in the region has occurred in rapidly growing greenfield areas. While the population of San Antonio grew by 15.9% between 2000 and 2010, making it one of the fastest growing cities in the country, the population of the Council Districts representing the older grant target areas declined by 4%<sup>5</sup>, leaving behind vacant buildings and a climate of disinvestment. Data collected by the City's Planning and Community Development Department through their Community Indicators projects show that all the populated areas in the proposal's TAs were measured as having high factors of blight, including being in the top 22.39% of Census block groups within the City for graffiti violations, code violations, and property vacancy, and among the bottom 22.39% of Census block groups in terms of new building permits. The Community Indicators Analysis was started by the City to use a data-driven strategy to prioritize limited incentive programs to areas where they would most impact the quality of life of neighborhood residents. The relatively high risk of investment in the targeted areas has kept developers and financiers away. In these areas, for-sale properties in general receive very little investor interest, attributed to overall blighted conditions and the significant amount of environmental investigation borne by the private sector. The brownfields funding requested herein will begin to answer environmental questions, reduce investment risk, and is intended to initiate interest in catalytic sites.

In July of 2014, a major blow was dealt to the Guadalupe Westside TA when a potential streetcar line to service the area was cancelled. This economic disruption resulted in the loss of over 4,080 new jobs that would have been created with incomes and benefits totaling \$206 million. The cancellation of the project

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<sup>4</sup> Pew Research Center – "The Rise of Residential Segregation by Income" – Wednesday, August 1, 2012 (Available at: <http://www.pewsocialtrends.org/files/2012/08/Rise-of-Residential-Income-Segregation-2012.2.pdf>)

<sup>5</sup> [http://www.sanantonio.gov/planning/gis/pdf/Demographic\\_pdfs/Demographic\\_Web.pdf](http://www.sanantonio.gov/planning/gis/pdf/Demographic_pdfs/Demographic_Web.pdf)



has resulted in loss of much public improvement works slated for the area and area master planning resources. The westward streetcar line was viewed as a much needed transformational project to provide area jobs, stimulate new business growth and construction, and upon completion, much tourism to the area. A new injection of major investment is therefore urgently needed to catalyze revitalization in this target area.

## **V.B.2. Project Description and Feasibility of Success (50 points)**

### **V.B.2.a.i. Project Description (15 points)**

The project funded under this proposal will be a community-wide assessment effort for potential brownfields that include vacant lots and structures in the target areas of Guadalupe Westside, Eastpoint, and River South. This community-wide assessment effort will perform Phase I and Phase II Assessments as well as Clean-up plans in these target areas. This project will serve the region's environmental goals by helping to restore and clean up urban waterways in these areas. In addition, this project will serve the City's redevelopment goals by making these areas more attractive to businesses, new multifamily housing construction, historic renovation and adaptive reuse opportunities.

Through recent initiatives and past redevelopment planning efforts, the target areas are host to redevelopment strategies that are supported by the community-wide assessment proposal. The *Guadalupe Westside TA* community is home to the Westside Creeks Restoration Project conducted by the San Antonio River Authority, which will invest a total of \$128.5 million in ameliorating the environmental conditions of creeks in this target area while creating recreational opportunities for neighbors and visitors. The *River South TA* is part of a larger redevelopment area formed out of a multiagency partnership to leverage \$273.4 million to improve the conditions of the 8-mile stretch of the San Antonio River south of downtown. While the improvements along the River are near completion, the surrounding neighborhoods are still plagued with aging housing stock and former industrial sites that need to be assessed in order to maximize this project's benefits to the community. Finally, the *Eastpoint TA* has received \$60 million in federal funds through the CHOICE and PROMISE neighborhood initiatives. San Antonio Housing Authority (SAHA) successfully applied for a CHOICE Neighborhood grant for the Wheatley Courts area of the City's East Side, which will develop a neighborhood plan to transform an aging public housing project into a mixed-income, safe, and walkable community where residents have access to new parks and recreational opportunities along Salado Creek. The United Way Chapter of San Antonio is the lead agency on the PROMISE initiative, which is a grassroots effort to improve educational and developmental outcomes in distressed communities. The City of San Antonio is one of only two cities in the country to receive both a CHOICE and PROMISE grant. Most recently, the Eastpoint area was one of only 5 communities selected nationwide by President Barack Obama for the Promise Zone program. Promise Zones build on these previous grant success stories to create additional tools to improve housing, education, and public safety.<sup>6</sup>

Each Reinvestment Area targeted by this grant has had its own Reinvestment Plan document completed between 2009 and 2011. Adopted by the San Antonio City Council, these three Reinvestment Plans specifically outline addressing brownfields and redeveloping older properties as a major milestone to a successful revitalization of these distressed areas.

### **V.B.2.b.a.ii Project Timing (5 points)**

An inventory of potential has been updated regularly since the establishment of the City's formal brownfields program. This inventory will be revised upon receipt of the grant award, and existing contact information with property owners will be utilized to gauge continued interest in assistance with

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<sup>6</sup> <http://www.mysanantonio.com/news/local/article/Obama-makes-S-A-promise-zone-official-5129314.php>



environmental assessments. A round of community meetings and briefings with elected officials representing the target area will be held over the first 6 months of the grant performance period. A marketing and intake process for this new assessment resource will be finalized by the end of the third quarter of the first year. By the end of the first year performance period, approximately a quarter of the Phase I Assessments will be completed. During the grant's second year, three quarters of the Phase I Assessments will be completed, as well as half of the Phase II Assessments and Clean-up Plans. By the end of the third year, all proposed assessments projects will be completed. A major milestone for tracking in the third year will be the new development created from any property that received a Phase I ESA with a "no further action" recommendation.

**V.B.2.b.a.iii Site Selection (5 points)**

A subcommittee of the Brownfields Technical Team developed a Brownfields Evaluation System to prioritize and plan assistance to potential brownfields sites. This system evaluated each brownfield in the City's inventory by 20 key factors, including proximity to sensitive areas (schools, hospitals, etc.), known environmental history, historic status, and its location along highly visible corridors or priority planning areas. Over the past 2 years, hundreds of property owners have been contacted using this prioritization system. Beginning with those properties that scored the highest under the evaluation system, property owners were offered technical assistance by program staff, and in some cases given the opportunity to apply to limited state and local funds for Phase I environmental assessments depending on availability. This grant proposal provides more resources to offer these prospective clients, and will build on the objective site selection process already in place to engage community stakeholders.

To obtain access to these brownfield sites, private property owners that agree to our assistance will be required to sign a Consent to Access Property form. This form is part of the City of San Antonio's application for its locally funded brownfields program, and is modeled on the Texas Commission of Environmental Quality's (TCEQ) Brownfields Site Assessment program application. Community input on project sites will be received through regular neighborhood and stakeholder meetings and the Brownfields Placemapping Tool (described in Section V.B.3.a.).

**V.B.2.b. Task Description and Budget Table (20 points)**

**V.B.2.b.i. Task Description (15 points)**

**Task 1, Community Outreach:** Costs associated with this task will be used to build upon/implement the community outreach plan discussed later in this application. A Senior Planner will be assigned to carry out the community outreach strategies, such as workshops and presentations. EPA funding provided for this task will be used to cover the costs associated with meeting notification and provision of meeting materials such as large scale maps, bilingual informational handouts, and proposed schematic designs. The cost estimate for this community outreach expense is \$8,000 over the three year grant period for both the petroleum and hazardous substance grants. The City will utilize resources available with the San Antonio's Transportation Capital Improvements (TCI) department at a cost of \$4,000 for each grant. TCI leads the environmental assessment and remediation process for city-funded projects and has experience with community outreach related to brownfields issues. Travel to brownfields conferences and workshops has been included in the community outreach budget to allow for networking opportunities and to bring best practices in brownfields redevelopment back to share with community stakeholders. Staff will attend a national brownfields conference and the Region 6 EPA New Grantees Meeting. The City of San Antonio anticipates that the cost for two attendees to attend one national conference total \$3,000. The City of San Antonio has also budgeted, in this proposal, \$1,000 for representatives to attend the Region 6 EPA New Grantees Meeting.

**Task 2, Phase I ESAs:** Approximately 27 Phase I ESAs are estimated to be conducted. The Phase I ESAs for some of the smaller types of properties estimated to average approximately \$5000 each. The

City of San Antonio anticipates performing approximately 20 of these smaller Phase I ESAs, which this proposal budgets as costing approximately \$100,000 to complete. The City estimates that 7 Phase I ESAs will be completed on larger commercial and light industrial properties at approximately \$10,000 per site for a total of approximately \$70,000 for the larger properties. One half of the Phase I ESAs will be conducted on petroleum sites and the other is budgeted for hazardous sites. Included in the budget is \$1,500 in personnel expenses per grant for contractor oversight.

**Task 3, Phase II ESAs:** Approximately 6 Phase II ESAs will be completed for a total cost of \$178,000. These 6 sites will include site-specific Generic and Site-Specific Quality Assurance Project Plans, or (QAPPs). The total costs will be split evenly between the budget for hazardous and petroleum sites. These Phase II ESAs will focus on the nature and initial extent of contamination so that cleanup alternatives and estimated cleanup costs for redevelopment purposes can be determined. These Phase II Assessments will include soil water sampling using drill rigs estimated at 4 borings per site, and ground penetrating radar at petroleum sites. Included in the budget is, \$1,500 in personnel expenses per grant for contractor oversight.

**Task 4, Cleanup Planning:** Clean up plans for two sites will be provided at an estimated cost of \$18,500 per site for a total cost of \$37,000. Approximately one-half of the cleanup planning is estimated to be conducted on petroleum sites and the other half is budgeted for hazardous sites. This task involves conducting a feasibility study of remedial options, including Alternatives Brownfields Cleanup Approaches (ABCA) documentation, as well as estimates for cleanup costs based on a specific or various redevelopment scenarios for the sites where Phase II ESAs were conducted. Included in the budget is \$1,000 in personnel expenses per grant for contractor oversight.

**V.B.2.b.ii Budget Tables (5 points)** – Please note: Fringe Benefits, Equipment, and Other Expenses are not included in the proposed budget. These will be funded by the City as needed and are not proposed to be covered by EPA funds. .

Budget Categories	Budget for Community-Wide Assessment Grant Funds				
(Programmatic costs only)	(Task 1) Community Outreach	(Task 2) Phase I Investigations	(Task 3) Phase II Investigations	(Task 4) Cleanup Planning	Total
Personnel		\$1,500	\$1,500	\$1,000	\$4,000
Travel	\$2,000				\$2,000
Supplies	\$2,000				\$2,000
Contractual	\$4,000	\$82,000	\$87,500	\$18,500	\$192,000
<b>Total</b>	<b>\$8,000</b>	<b>\$83,500</b>	<b>\$89,000</b>	<b>\$19,500</b>	<b>\$200,000</b>

Budget Categories	Budget for Hazardous Substances Assessment Grant Funds				
(Programmatic costs only)	(Task 1) Community Outreach	(Task 2) Phase I Investigations	(Task 3) Phase II Investigations	(Task 4) Cleanup Planning	Total
Personnel		\$1,500	\$1,500	\$1,000	\$4,000
Travel	\$2,000				\$2,000
Supplies	\$2,000				\$2,000
Contractual	\$4,000	\$82,000	\$87,500	\$18,500	\$192,000
<b>Total</b>	<b>\$8,000</b>	<b>\$83,500</b>	<b>\$89,000</b>	<b>\$19,500</b>	<b>\$200,000</b>

### **V.B.2.c. Ability to Leverage (5 points)**

EPA Assessment Funds will be leveraged by several other funding sources dedicated to addressing brownfields and improving the grant's three Target Areas. Documentation of these leveraged sources are accompanied in Appendix D of this grant proposal. The City of San Antonio General Fund will leverage up to 28% of total assessment project costs with in-kind funds through the use of city personnel and city facilities for brownfields program management, as well as the remainder of FY2013 and FY2014 General Fund Allocations the San Antonio City Council had dedicated to brownfield assessment projects. San Antonio's 2012-2017 Municipal Bond Program has also committed \$40.9 million to 15 infrastructure improvement projects in the TAs. The Texas Commission of Environmental Quality (TCEQ), the state environmental oversight agency for the state, will provide state funds to supplement the city's efforts by performing targeted brownfields sites assessments. San Antonio Housing Authority (SAHA), the local public housing agency of San Antonio, will manage the \$60 million Eastpoint CHOICE neighborhood initiative and will coordinate improvements of other public housing property that exist in the other target areas. The San Antonio River Authority (SARA) is the sanctioned river authority of the San Antonio River Basin, and will leverage \$358.3 million to improve the environment of urban waterways through creek and river restoration projects. The Westside Development Corporation (WDC), a local government corporation serving the Guadalupe Westside TA, will assist staff with outreach and investment programs on the City's West Side. The City's Brownfields Program is well situated to leverage private investment as well. The Center City Development and Operations Department is tasked with developing and implementing programs to incentivize infill development. The increased resources available through the Community-Wide Assessment program will increase the amount of quality private investment the City will leverage in targeted infill areas that desperately need relief from blighting influences.

### **V.B.3. Community Engagement and Partnerships (35 points)**

#### **V.B.3.a. Plan for Involving Targeted Community & Other Stakeholders (15 points)**

##### **V.B.3.a.i. Community Involvement Plan (10 points)**

The Brownfields Program has been implementing a Community Outreach and Education Strategy since becoming fully staffed, which includes regular presentations to neighborhood groups, Council member staff, and community-based organizations.

The additional resources provided by this grant will allow us to offer a full range of environmental assessment and technical assistance services. The existing Community Outreach and Education Strategy will be adapted into a full marketing strategy for the Community-Wide Assessment Brownfields Program in the targeted communities. Customized organizational partnerships between the City and the target areas will be created to perform community outreach, involving the Westside Development Corporation (WDC) for the Guadalupe Westside TA, San Antonio Growth for the Eastside (SAGE) for the Eastpoint TA, and the San Antonio River Authority and other neighborhoods groups for the River South TA. All these partner organization have ties to stakeholders organizing local community events and job fairs, and the City brownfields will establish a regular presence at these events in order to achieve buy-in from the community for program goals and to identify the best assessment projects that would have the most positive impact to the environmental health and investment climate of distressed neighborhoods.

Another key way for the community to be involved will be through the City's Brownfields "Place-Map" tool. Available publicly on the City's Brownfields Program website<sup>7</sup>, concerned community members will be able to use an online map to submit suggested brownfield sites to staff for consideration for the program. The goal of this mapping tool is to allow for the community to suggest additional brownfield sites for program

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<sup>7</sup> <http://www.sanantonio.gov/ccdo/IncentivesAndPrograms/BrownfieldsPlacemappingTool.aspx>

consideration, and also solicits suggestions from community members on how they would like brownfields sites redeveloped. Demonstrations of this tool will be made available at neighborhood events and will be on the agenda of community meetings related to the outreach for the Community-Wide assessment project. This interactive tool will be promoted at all 26 public libraries, and hard copies of the online submission forms will be available for anyone without access to computers.

**V.B.3.a.ii. Communicating Progress (5 points)**

A bilingual promotional campaign, through e-mail, community newsletters, websites, and television appearances will be started to inform key community leaders and citizens of scheduled meetings and proposed actions of the Brownfield Advisory Committee and Brownfields Program staff. Regularly scheduled stakeholder meetings will be comprised of concerned citizens, developers, realtors, bankers and other lending institutions, members of local chambers of commerce, housing and community development corporations, downtown development organizations, local business and industry representatives, county health and economic development officials, and industrial, transportation, and environmental representatives. The Brownfields Advisory Committee will also work closely with San Antonio staff to investigate, assess, conduct clean-up and reuse planning activities, and help to generate interest in the redevelopment of potential brownfield sites. A Spanish Speaking Interpreter will be provided by the City of San Antonio at all community outreach events, and sites for all meetings will be ADA-accessible. All literature and website information will be provided in bilingual format for both English and Spanish speaking community members.

**V.B.3.b. Partnerships with Government Agencies (10 points)**

**V.B.3.b.i. Local / State / Tribal Environmental Authority (5 points)**

The City's Brownfields program, as it has expanded over the last 3 years, has had a proactive and engaged relationship with the Texas Commission of Environmental Quality (TCEQ). TCEQ is the state environmental authority that provides regulatory oversight on local brownfields and cleanups, include most Superfund sites in Bexar County. Their Brownfields Initiatives provide additional resources to Texas communities to mitigate brownfields, and San Antonio's brownfields program has partnered with TCEQ on multiple occasions to leverage assistance for brownfields assessments when local funds were limited. TCEQ has a Brownfields Site Assessment (BSA) program that provides Phase I and Phase II environmental site assessments at no cost to non-profit and governmental applicants. The City will use its active partnership with the state environmental authority to leverage supplemental funds that will assist the project's overall goals.

**V.B.3.b.ii. Other Relevant Governmental Partnerships (5 points)**

A wide network of agency partnerships has been established with the City of San Antonio to redevelop brownfields, with environmental and health offices at the with local, state, and federal level providing resources and technical assistance. The main partnerships and their respective roles are provided below. Letters of support and documentation of leveraged funds from state and local agencies can be found within the supporting documents for Section V.B.2.c (Ability to Leverage).

<b>Partnerships with State and Local Agencies</b>		
<b>Agency</b>	<b>Role</b>	<b>Commitment</b>
Environmental Protection Agency Region 6	Regional EPA Office; oversight of Superfund cleanups and state brownfields program	Availability of Targeted Brownfields Assessment (TBA) funds for community; program support
San Antonio Housing Authority	Builds and maintains affordable housing for the citizens in San Antonio	Lead on PROMISE and CHOICE initiatives to revitalize Eastpoint TA.

San Antonio River Authority	Manages stewardship of San Antonio River and develops recreational opportunities around area waterways	Planning and assessments of properties along rivers and creeks central to the grant Target Areas
Westside Development Corporation (WDC)	WDC is a local government corporation that serves to facilitate development efforts on the Westside of San Antonio.	Invest directly into brownfield projects in the Guadalupe Westside TA; Outreach and education on brownfields resources for the West Side
San Antonio Metropolitan Health District (SAMHD)	Sole agency responsible for public health programs in Bexar County.	In-kind services including providing information on opportunities through agency's Neighborhood Initiative, meeting space, event hosting, and specialized health data collection

**V.B.3.c. Partnerships with Community Organizations (10 points)**

**V.B.3.c.i. Community Organization Description & Role (5 points)**

The City has developed an extensive network of partnerships with Community-Based Organizations, which are outlined in the following table.

Partnerships with Key Community-Based Organizations		
Organization	Role	Commitment
Urban Land Institute – San Antonio District Council	Real Estate and Development Industry trade group dedicated to promoting brownfields remediation through Building Health Places Initiative	Outreach and education events; promotion of redevelopment opportunities
American Sunrise Inc.	Educational and economic support to West Side families	Meeting space; Bilingual outreach
King William Neighborhood Association	Active neighborhood association in River South TA	Community input into brownfields sites, promotion through newsletters
Build San Antonio Green	San Antonio's residential green building advocacy program	Outreach materials, promotion, meeting space and event hosting
San Antonio Growth for the Eastside (SAGE)	SAGE is a non-profit organization that serves as a catalyst for redevelopment on the eastside of San Antonio.	Use of storefront grants to improve facades on identified brownfield properties

**V.B.3.c.ii. Letters of Commitment (5 points)** Letters of support from these community-based organizations are found in Appendix C.

**V.B.4. Project Benefits (25 points)**

**V.B.4.a. Health and/or Welfare and Environment (10 points)**

**V.B.4.a.i. Health and/or Welfare Benefits (5 points)**

The requested funds will help address the health and welfare challenges stated in the Community Needs section (V.B.1.) by reducing the threat to human health and the environment, and providing improvement for overall property values in these distressed areas. The outcomes of this grant will create more opportunities for walkable space, sustainable neighborhoods, and access to urban waterways. The

proposed budget for both hazardous substances and petroleum sites expends a majority of the grant funds in conducting Phase I and II assessments that will be used to evaluate the existence and potential existence of environmental impacts. Another benefit to the health and welfare of the community will ultimately be the redevelopment of dilapidated structures into mixed use commercial and residential development. The presence of active businesses instead of abandoned buildings and vacant lots helps reduce crime through additional lighting and traffic that comes with the redeveloped properties. Redevelopments such as commercial businesses, stores, restaurants, and banks help reduce the burden on poorer residents through a reduction of their travel time and transportation costs to reach these services. Also, health is improved in the community by having more of these sites redeveloped within reasonable walking distance.

**V.B.4.a.ii. Environmental Benefits (5 points)**

This grant will allow the Brownfields Program to educate local residents on the complex issues related to brownfields and to build an understanding of the impacts these properties have to the community. Communities will receive information about the location, quantity, types of contaminants, and potential routes of exposure of targeted brownfields sites. This process will identify specific environmental threats and support future next steps to seek public and private funds for the cleanup and removal of these threats from target neighborhoods. These community-wide assessment efforts will build on existing City efforts to build assets in environmentally distressed communities. The City recently received a \$150,000 grant from the Center for Disease Control's Community Health Projects Related to Contamination at Brownfield / Land Re-Use Sites, that utilizes the ATSDR Action Model to identify environmental health concerns as a component to preliminary redevelopment planning. The resources from this EPA grant will build on these efforts by covering the hard cost of brownfields assessments, allowing community members to see blighted sites as an opportunity rather than a barrier in the positive economic transitioning taking place.

**V.B.4.b. Environmental Benefits from Infrastructure Reuse / Sustainable Reuse (8 points)**

**V.B.4.b.i. Planning, Policies, and Other Tools (5 points)**

Inside the targeted brownfield areas, sufficient infrastructure exists, including transportation (roads, rail), utilities (water, sewer, power), and community services (schools, medical, parks, fire, police) that can be repurposed to support infill development and adaptive reuse opportunities. The City of San Antonio also has one of the most progressive Uniform Development Codes in the country with its alternative use patterns such as mixed use traditional neighborhood development, transit oriented development, infill development, commercial retrofits, and Form Based Development. The Council also adopted a City building code revisions in 2009 that included a goal of "net zero" carbon buildings by 2030 which will provide a powerful institutional example of the region's commitment to addressing climate change. The City's energy utility, CPS Energy, has the largest solar power capacity of any city in Texas, and the largest wind power portfolio of any municipal utility in the U.S. The City has weatherized 3,320 low-income homes which now save an average of \$600 per home per year in utilities, and recently won a competitive grant from the Better Buildings program of the U.S. Department of Energy which will invest \$10 million to make over 200 homes and businesses in San Antonio more energy efficient<sup>8</sup>. The City has a dedicated environmental sustainability department, the Office of Sustainability, that will be engaged with the brownfields program and this grant-funded effort to foster and implement sustainable development in the target areas.

**V.B.4.b.ii. Integrating Equitable Development or Livability Principles (3 points)**

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<sup>8</sup> Bill Barker -- "The Greening of San Antonio" -- June 3, 2013 -- (Available at <http://therivardreport.com/the-greening-of-san-antonio/>)



There has been an integration of livability principles into the current brownfields program and other incentive opportunities for infill development. Through the City's Center City Housing Incentive Policy (CCHIP), which is designed to incentivize multifamily infill housing, extra incentives are given to developers in the form of thousands of dollars in low-cost loans to projects that meet certain sustainable and equitable project categories. Infill projects that are mixed income, adaptive reuse, brownfields, transit-oriented development, or contain low-impact development features can automatically receive up to the \$6,500 of low-cost loan funds per housing unit created.<sup>9</sup> The City of San Antonio plans to address the potential problem of inequitable development by providing targeted public improvements, code enforcement, an array of affordable housing programs, and other strategic catalytic funding through the use of U.S. Department of Housing and Urban Development CDBG and HOME entitlement grant programs.

**V.B.4.c. Economic and Community Benefits (10 points)**

**V.B.4.c.i. Economic or Non-Economic Benefits (5 points)**

The Guadalupe Westside TA will benefit from brownfields assessments by broadening the impact of the leveraged dollars involved in the Westside Creeks Restoration Project so that the properties surrounding the creek system are an attractive and safe investment. Both the San Pedro Creek project within the *Guadalupe Westside TA* and the Mission Reach project within the *River South TA*, are part of an ongoing multiagency investment of millions of dollars to improve the environmental conditions and recreational opportunities of the extension of the San Antonio River. Brownfields redevelopment projects will complete the impacts of this investment by improving the conditions of surrounding brownfields properties adjacent to the River's access points. Finally, the brownfields efforts will support the CHOICE and PROMISE neighborhood initiatives in the *Eastpoint TA* more comprehensively, supporting the creation of the Salado Creek trail system through property assessment and cleanup, while enhancing economic development along commercial corridors in the area in the support of revitalizing the market potential of neighborhoods.

**V.B.4.c.ii. Job Creation Potential: Partnerships with Workforce Development Programs (2 points)**

The City's Small Business Economic Development Advocacy (SBEDA) program offers preference points to prime contractors who are small, minority, and / or women-owned businesses located in the San Antonio Metropolitan Area. Additionally, the Purchasing Division's procurement policy offers preference to local contractors located in the San Antonio city limits. The City will follow contracting procedures for Federal Grants if awarded funding under this proposal to contract out additional brownfields work in target areas, including additional assessments and remediation. Workforce development entities are engaged in promoting employment opportunities in target areas, with particular activity in the Eastpoint Promise Zone, which has held a series of job fairs and training opportunities over the past year. The Westside Development Corporation is also partnering with the Westside Education and Training Center to apply this year for an EPA Environmental Workforce Development and Job Training Grant.

**V.B.5. Programmatic Capability and Past Performance (40 points)**

**V.B.5.a. Programmatic Capability (28 points)**

The staff of the City's Center City Development and Operations (CCDO) Department has extensive experience in not only grant management, but also economic and community development, community planning, community relations, group facilitation, education, and environmental planning. The staff also has database and GIS capabilities. The City created a position of Senior Planner in March of 2012 to be the full time Brownfields Coordinator. This position is designated for a professional with many years of planning and environmental policy experience, with a demonstrated track record of success in supporting and administering municipal brownfields projects. The Senior Planner will be responsible for project oversight

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<sup>9</sup> [http://www.sanantonio.gov/Portals/0/Files/CCDO/CCHIP\\_PROGRAM\\_MANUAL.pdf](http://www.sanantonio.gov/Portals/0/Files/CCDO/CCHIP_PROGRAM_MANUAL.pdf)



and filing all quarterly, annual, and final reports. A Redevelopment Officer position is the manager that the Senior Planner will report to. This position will be filled by a experienced manager in the field of community development, and will be ready to direct activities and manage the project in accordance with the cooperative agreement should the Senior Planner be unable to fulfill his role for any reason. The Redevelopment will have written many successful federal grant proposals and has been involved in project administration for federal grant-funded projects.

In addition, San Antonio will utilize highly qualified and experienced environmental consulting firms to provide management assistance and to perform Phase I and Phase II ESAs on targeted sites. This work will be subcontracted to prequalified consultants that have been procured under federal procurement requirements. These firms are already under contract to perform assessments and other environmental work for activities managed by the City's Transportation Capital Improvements (TCI) department. TCI has several environmental specialists on staff that will directly administer these contracts and ensure that the assessments meet industry standards and that Quality Assurance Project Plans (QAPPs) are produced for each project.

San Antonio will measure success by tracking level of community participation and the number of properties assessed and redeveloped. Based upon the inventory of brownfield properties and potential redevelopments, San Antonio plans to report projected outcomes such as brownfield properties being put into reuse, increased tax revenue, leveraged capital investment, business and job creation, and number of community enhancements. Results will be reported through a series of bilingual community meetings and utilization of the city's website and public access channel.

The table below provides a list of outputs and outcomes that will be tracked for each project task.

<b>Proposed Project Outputs and Goals</b>		
<b>Project Tasks</b>	<b>Outputs Tracked</b>	<b>Outcomes</b>
Community Outreach	Number of Sites Identified through community input tools; list of community meeting attendees and community comments; number of meetings with property owners & prospective developers.	Improve collaborative environment with local community groups and provide brownfields outreach and education to residents in target areas.
Phase I Assessments	Completion of 27 AAI compliant Phase I ESAs	Improved developer interest in brownfield sites; increased participation in City's infill development incentive programs; creation of housing units and developable space on former brownfield land
Phase II Assessments	6 AAI compliant Phase II ESAs	Improved developer outreach for major brownfield sites; strategy outlines for funding site-specific cleanups
Site Clean-Up Planning	2 feasibility studies of brownfields remediation options, with Alternative to Brownfields Cleanup Approaches (ABCA) documentation	EPA clean-up grant proposals; development agreements with private sector

The City of San Antonio will track and measure proposed project outcomes and outputs in the EPA ACRES database on quarterly basis throughout the project performance period. In addition, quarterly and annual reports and a final project report will provide a cumulative project narrative outlining progress on both short-term and long-term project goals. MBE-WBE forms and Financial Status Reports will also be submitted within the 30 days after the close of the reporting periods.

**V.B.5.b. Audit Findings (2 points)**

The City of San Antonio has successfully managed all Federal, State and Local funds entrusted to the City. There are no past instances of any adverse audit findings from an OMB Circular A-133 audit. In addition, the City of San Antonio has never been required to comply with any special "high risk" terms and conditions under agency regulations implementing OMB Circular A-102.

**V.B.5.c. Past Performance and Accomplishments (10 points)**

**V.B.5.c.i.1. Compliance with Grant Requirements (5 points)**

The City of San Antonio has received EPA Brownfields grants in the past. The City received a Brownfields Assessment Pilot Grant in 1999 and a Brownfields Assessment Grant in 2004. The 1999 grant was primarily for hazardous substances, while the 2004 grant focused on petroleum contaminated sites in targeted revitalization districts. In the case of the 2004 grant, the City was offered a 3-month extension in order to execute Agreements with property owners, and complete two additional projects to complete the grant. The City was in good standing with the EPA during the course of the grants, with quarterly reports submitted in a timely and acceptable manner, and technical reports were submitted appropriately through the Assessments, Cleanup, and Redevelopment Exchange System (ACRES).

**V.B.5.c.i.2. Accomplishments (5 points)**

Administration of the two previous community-wide assessment grants led to several successful redevelopments, including the following:

1. Dr. Frank Bryant Health Center (40,000 sq.ft. medical clinic on City's East Side)
2. Acuna Site (11-acre, mixed-use development, in historic King William neighborhood on City's South Side)
3. King William Hospital (completed mixed-use development on City's South Side)
4. 824/834 Hackberry (completed business incubator project, Bellinger Square, on City's East Side)
5. Historic Gardens (master-planned, inner-city development of approximately 68 new affordable homes, 22 rehabilitated homes, and community park, on City's East Side)
6. National Association of Latino Arts and Culture (Westside property on historic Guadalupe Street)
7. 502 Burnet Street (House of the San Antonio Fire Department, Weapons of Mass Destruction Equipment Warehouse on City's East Side)

All of these projects have contributed to the early revitalization of these areas, and were accurately reported into the ACRES system.

The NALAC headquarters (Project 6), along with the historically renovated Guadalupe Theater across the street has become a cultural draw for residents and tourists alike, bringing visitors beyond the Riverwalk into this historic ethnic neighborhood for cultural events, classes, and festivals. Projects 2 and 3 have added hundreds of new mixed-income housing to the King William District, one of the most up-and-coming neighborhoods in San Antonio, just South of Downtown. The remaining projects on San Antonio's East Side have provided initial improvements to long vacant and underutilized lots and structures just East of Downtown, driving the need to expand these opportunities to even poorer and more distressed areas in the Eastpoint Target Area.

## **APPENDIX E – SPECIAL CONSIDERATIONS CHECKLIST**

### Appendix 3 Assessment Other Factors Checklist

Name of Applicant: CITY OF SAN ANTONIO

Please identify (with an X) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
	Project is primarily focusing on Phase II assessments.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9
	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	
X	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	5
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, <b>applicant must attach documentation</b> which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
X	Applicant is a HUD Promise Zone community. To be considered, <b>applicant must attach documentation.</b>	6
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

## APPENDIX A – THRESHOLD DOCUMENTATION

1. **Applicant Eligibility:** The grant applicant is the City of San Antonio, Texas. The City is an eligible grant applicant as it is a general purpose unit of a “Local Government” as defined under 40 CFR Part 31.
2. **Letter from a State or Tribal Environmental Authority:** A letter of support for this application was requested and received, acknowledging and supporting the City’s grant proposal to receive EPA Brownfields Petroleum and Hazardous Assessment Grant funds to conduct Community-Wide assessment activities within the City. The attached letter is found under Appendix B.
3. **Community Involvement:** A Community Outreach and Education Strategy is outlined in the Narrative Proposal under Section V.B.3.a.i., beginning on Page 9
4. **Site Eligibility and Property Ownership Eligibility:** This grant is a community-wide assessment grant. As such, this section is not applicable.

## **APPENDIX B – LETTER FROM THE STATE ENVIRONMENTAL AUTHORITY**



Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Zak Covar, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

November 25, 2014

Mr. Jonah Katz, AICP, Senior Planner  
[Jonah.Katz@sanantonio.gov](mailto:Jonah.Katz@sanantonio.gov)  
City of San Antonio, Center City Development Office  
P.O. Box 839966  
San Antonio, TX 78283-3966

Re: City of San Antonio's Application for a U.S. Environmental Protection Agency  
Community-Wide Petroleum and Hazardous Assessment Grant

Dear Mr. Katz:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of San Antonio's application to the U.S. Environmental Protection Agency for a Community-Wide Petroleum and Hazardous Assessment Grant. The TCEQ believes that the grant will significantly benefit the area served by the City of San Antonio by facilitating community involvement in brownfields assessment, cleanup, and subsequent reuse while promoting area-wide revitalization.

The TCEQ looks forward to working with the City of San Antonio on its Brownfields initiative and supports the grant application. You may contact me at 512-239-2252 or [Kristian.livingston@tceq.texas.gov](mailto:Kristian.livingston@tceq.texas.gov) if you have any questions or if you would like additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read "K. M. Livingston".

Kristy Mauricio Livingston, Brownfields Program Manager  
VCP-CA Section  
Remediation Division

KML/jdm

cc: Ms. Karen Peycke, EPA Region 6, Brownfields Section, [peycke.karen@epa.gov](mailto:peycke.karen@epa.gov)

## **APPENDIX C – LETTERS OF COMMITMENT FROM COMMUNITY ORGANIZATIONS**



1032 S. ALAMO  
SAN ANTONIO, TX 78210

PHONE: (210) 227-8786

FAX: (210) 227-8030

INFO@OURKWA.ORG

WWW.KINGWILLIAMASSOCIATION.ORG

November 20, 2014

Lori Houston  
Director, City Center Development Office  
City of San Antonio  
PO Box 839966  
San Antonio, TX 78283

Dear Ms. Houston,

The King William Association (KWA) supports the City's effort in seeking a "Brownfields Program Community-Wide Assessment Grant" from the Environmental Protection Agency. KWA members and neighbors attended meetings providing input for the creation of the Lone Star Community Plan (LSCP) in 2013. Goals listed in the LSCP included relocating Industrial businesses and changing Industrial zoning to Commercial zoning which is a more compatible land use for the adjacent neighborhoods which include the King William Historic District, the Arsenal Historic District, and the Blue Star Street Industrial Historic District, (industrial warehouses now converted to artist studios, restaurants and apartments.) Industrial businesses leave behind brownfields and Federal assistance is needed to pay for reclamation in order to redevelop the site.

To achieve the goals and strategies outlined in the LSCP it is important to identify and clean brownfields thereby providing an incentive for investors, but more importantly providing a safe and healthy environment for our citizens. If the City of San Antonio is awarded this grant, the KWA will support the City by providing outreach materials such as informational articles in our monthly newsletters and/or announcing meetings through our weekly eblasts.

Sincerely,

Harry Shafer, President  
King William Association

Cherise J. Bell, Executive Director  
King William Association



118 Broadway Suite 232  
San Antonio, TX 78205  
P 210.224.7278  
F 210.223.6275

## Green Building Starts Here!

November 24, 2014

Ms. Lori Houston  
Director  
Center City Development Office  
City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283-3966

Dear Ms. Houston:

Build San Antonio Green® is San Antonio's residential green building program. As a partnership of the City of San Antonio, Bexar County, CPS Energy, SAWS, Via Metropolitan Transit, AACOG, the Greater San Antonio Builders Association, and Solar San Antonio, our mission is to protect and enhance the quality of life of the citizens of the metropolitan San Antonio area by developing standards by which to certify newly constructed and existing structures to green standards, and to provide leadership, expertise, and education for the wise, efficient and sustainable use of energy and resources.

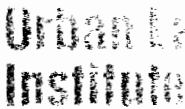
We believe brownfield development is a crucial component of creating a greener and more sustainable City, and the City of San Antonio's brownfields program is a critical partner to this success. We proudly support and endorse their \$400,000 EPA Brownfields Community Wide Assessment Grant Application for FY2015. These resources are a vital tool to improve the environment, create green spaces, and promote adaptive reuse and other sustainable development practices.

Our organization can actively partner with the City's brownfields initiative by offering in kind services including providing information on program opportunities through outreach materials, promoting brownfields through our website and social media, and providing meeting space and event hosting.

Thank you in advance for your favorable consideration of the City's Brownfields application. If you need any further information, please feel free to contact me.

Sincerely,

Anita Ledbetter  
Executive Director



## San Antonio

December 15, 2014

Jonah Katz, AICP  
Senior Planner  
Center City Development Office  
100 W. Houston Ste. 1900  
P.O. Box 839966  
San Antonio, TX 78283-3966

Dear Jonah,

The Urban Land Institute, San Antonio District Council is pleased to provide our expression of support for the City of San Antonio Center City Development Office application for a \$400,000 grant from the U.S. Environmental Protection Agency to fund environmental assessments in the Central City area.

ULI is an independent global nonprofit supported by its members representing the entire spectrum of real estate development and land use, with more than 240 members in San Antonio committed to the responsible use of land and dedicated to creating better places.

ULI is focusing particular interest on work that leverages ULI's global networks to shape places in ways that improve the health of people and communities, through our Building Healthy Places Initiative. Educating our members and the wider real estate community about incentives that encourage brownfield remediation and redevelopment is in keeping with our mission and in alignment with the Building Healthy Places Initiative. We would welcome the opportunity to support the Center City Development Office with collaborative educational outreach efforts. ULI also is pleased to offer our in-kind resources in the form of programming for the real estate development community and assistance with raising awareness of brownfield redevelopment opportunities.

We urge the U.S. Environmental Protection Agency to approve your request for \$400,000 in grant funding for the City of San Antonio's Central City Development Office Brownfield Redevelopment Program.

Thank you for allowing us to express our appreciation and support on behalf of ULI for CCDO's efforts to remove blight, protect public health and energize inner-city redevelopment.

Sincerely,

A handwritten signature in cursive script that reads "Ann Taylor".

Ann Taylor  
Executive Director

Cc: Clint Winn, Chair, ULI San Antonio and Michael Terseck, Chief Financial Officer, ULI



*Making a Difference, One Square Mile at a Time*

December 4, 2014

Ms. Lori Houston, Director  
Center City Development Office  
City of San Antonio  
P. O. Box 839966  
San Antonio, Texas 78283-3996

Dear Ms. Houston:

American Sunrise, a non-profit Cisneros Communities Venture in west San Antonio, is pleased to submit this Letter of Support to the CCDO in their application to the U.S. Department of Environmental Protection Agency. We understand the application is towards a Brownfields Community Wide Assessment Grant of \$400,000 that will support redevelopment of infrastructure in need of environmental site assessment.

American Sunrise is a grass-roots nonprofit organization targeting the Westside of San Antonio and whose mission is to provide educational and economic support to families in San Antonio's west side. The Brownfields Program would compliment the mission of our organization. We support any and all projects that address the need to improve our inner city neighborhoods. We look forward to this partnership with the City of San Antonio, and welcome the opportunity to promote the project within the community.

CCDO is welcome to use our facilities, in particular, the Cisneros Center, located at 2006 W. Commerce Street, as a venue for presentations related to this or other COSA public matters. In addition, we can provide assistance to residents with limited English-speaking capacity to ensure that they understand the opportunities with the Brownfields Program.

Sincerely,

Mary Alice Cisneros  
President  
American Sunrise

Yolanda Byington  
Executive Director  
American Sunrise

2007 W. Commerce Street - San Antonio, Texas . 78207  
Office: 210-444-1658 - Fax: 210-444-1659



## SAN ANTONIO FOR GROWTH ON THE EASTSIDE

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JACKIE L. GORMAN  
EXECUTIVE DIRECTOR

December 16, 2014

Ms. Lori Houston  
Center City Development & Operations  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Dear Ms. Houston:

San Antonio for Growth on the Eastside, (SAGE), is a nonprofit organization that champions development that benefits the quality of life for individuals, families, neighborhoods and businesses on San Antonio's Eastside. To this end, since 2010, SAGE has provided 48 small eastside businesses with façade improvement grants for their storefronts for a total of \$604,000. In addition, 2 small businesses received low interest rate loans for a total of \$47,999. The private investment for these 50 projects was over \$3 million and created more than 150 new jobs for the community. SAGE is leading the Economic Development efforts in the Eastpoint initiative which encompasses the areas served by both the Eastside Promise Neighborhood (US Department of Education) and CHOICE Neighborhood (US Department of Housing and Urban Development) grants. Eastpoint is a priority area in the City's application

The City of San Antonio is a critical partner to our success and we proudly support and endorse their EPA Brownfields Community Wide Assessment Grant Application. In their application, the city identified parcels on major eastside corridors that are included in their Brownfields Inventory and are being evaluated as candidates for the program. SAGE is ready to partner with the City's Brownfields Program in redeveloping these blighted parcels by making our grant and loan funds available to any Brownfields redevelopment project that needs our assistance. In October 2014 SAGE received \$100,000 from the City of San Antonio to provide financial assistance to small businesses on the Eastside through our Store-Front Grant program. These are funds that may be used to assist any Brownfields redevelopment project that may need a Store-Front Grant. Additional funds are being identified to provide support specifically to those businesses in the Eastpoint area. This EPA funding would greatly assist SAGE with our community revitalization strategy whose focus is on economic development, education and housing.

Thank you in advance for your favorable consideration to the City's Brownfields application. If you need any further information, please feel free to contact me.

Sincerely,

Jackie L. Gorman  
Executive Director



## APPENDIX D – DOCUMENTATION OF LEVERAGED FUNDS

City of San Antonio Local Fund Commitments to FY2015 Community-Wide Assessment Project

Budget Items	Explanation	EPA Funds	Cash Match (Inner-City Incentive Fund)	In-Kind Match (City General Fund)	Total Funds
<b>PERSONNEL</b>					
Assistant Director	Salary & Benefits @ 20%	-0-	-0-	25,582	25,582
Senior Planner	Salary & Benefits @ 100%	-0-	-0-	57,248	57,248
Phase I ESA's	Testing for identified Brownfield sites	167,000	75,000	-0-	217,000
Phase II ESA's	Testing for identified Brownfield sites	178,000	25,000	-0-	228,000
Community Outreach	Systematic approach to engage shareholders & community	16,000	1,000	-0-	17,000
Cleanup Plans	Limited to 2 sites	39,000	-0-	-0-	39,000
Totals per Funding Source		\$400,000	\$101,000	\$82,830	\$666,270
% of Funding Source		72% EPA	28% City of San Antonio		

## **City of San Antonio Municipal Bond Projects Commitment**

San Antonio voters, in a May 21, 2012 special election approved an obligation bond to dedicate funds between the years 2012-2017 for \$596 million in civic improvements projects. Of the \$596 million, of the \$596 million in the bond program, \$40.9 million has been dedicated to a variety of improvement projects in the EPA Grant Target Areas.

Maps showing the Grant Target Areas accompany this project summary:

### *Guadalupe Westside Target Area:*

- Mario Farias Park – General park improvements (\$250,000)
- Guadalupe Cultural Arts Center - Renovations of historic pharmacy building for Center expansion (Cost: \$845,000)
- San Antonio Natatorium – Rehabilitation of facility flooring, pool deck, roof ventilation, pool covers, and facility infrastructure (Cost: \$400,000)
- Buena Vista Corridor – Improve pedestrian connectivity on Buena Vista between Frio and Santa Rosa (Cost: \$1,500,000)
- Cesar Chavez Corridor – Improve pedestrian connectivity on Cesar Chavez between Frio and Santa Rosa. (Cost: \$1,400,000)
- Commerce Corridor – Improve pedestrian connectivity on Commerce between Frio and Santa Rosa. (Cost: \$1,500,000)
- Frio Street (Commerce Street to Cesar Chavez Boulevard) – Improve pedestrian connective on Frio between Commerce and Cesar Chavez (Cost: \$1,700,000)

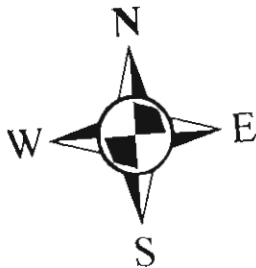
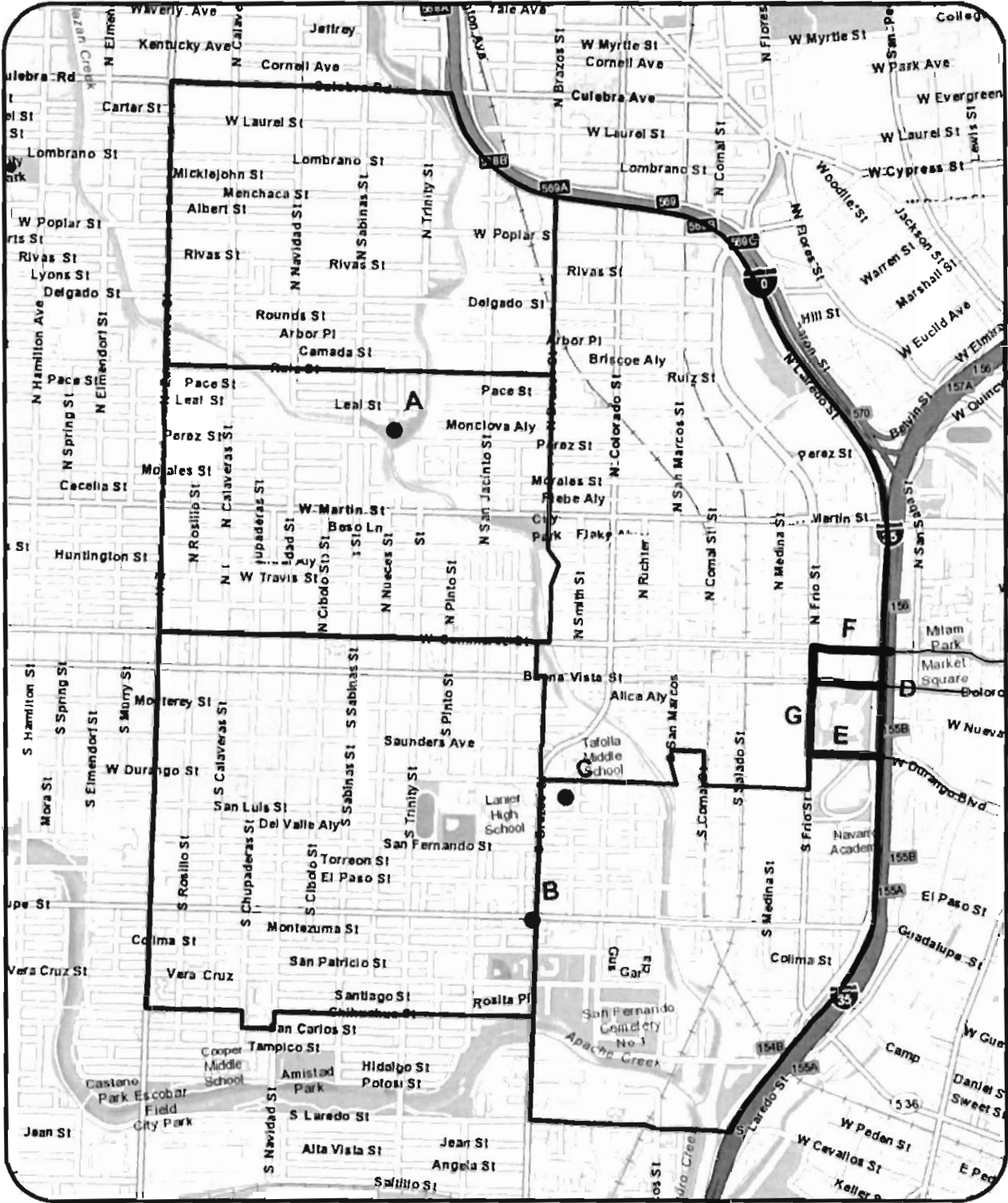
### *Eastpoint Target Area:*

- Lincoln Park – Development, improvement and rehabilitation of basic park infrastructure to include walking trail development (Cost \$200,000)
- Carver Cultural Center – Improvements to include, but not limited to, parking lot expansion (Cost \$1,000,000)
- Menger Creek Drainage – Construct channel improvements from North Walters to Rio Grande and improve the Rio Grande crossing and the railroad crossing (Cost \$6,526,000)
- Cherry Street – Reconstruct roadway with curbs, sidewalks, driveway approaches and underground drainage as required (Cost \$2,636,000)
- East Commerce – Improve the East Commerce roadway, sidewalks and drainage (Cost \$7,455,000)

### *River South Target Area:*

- Development of a multi-use Community Center in Council District 3 (Cost: \$6,000,000)
- Development of multi-use recreation facility in the Greater Mission area (Cost \$2,500,000)
- Construction of access ramps to Highway 90 off of Presa Road (City's share of cost: \$7,000,000)

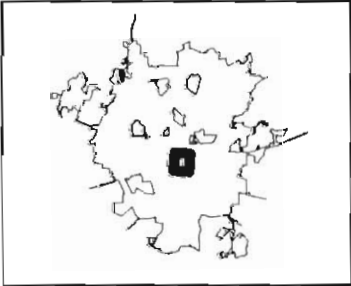
# Guadalupe Westside Target Area- 2012-2017 Muncipal Bond Projects



### Legend

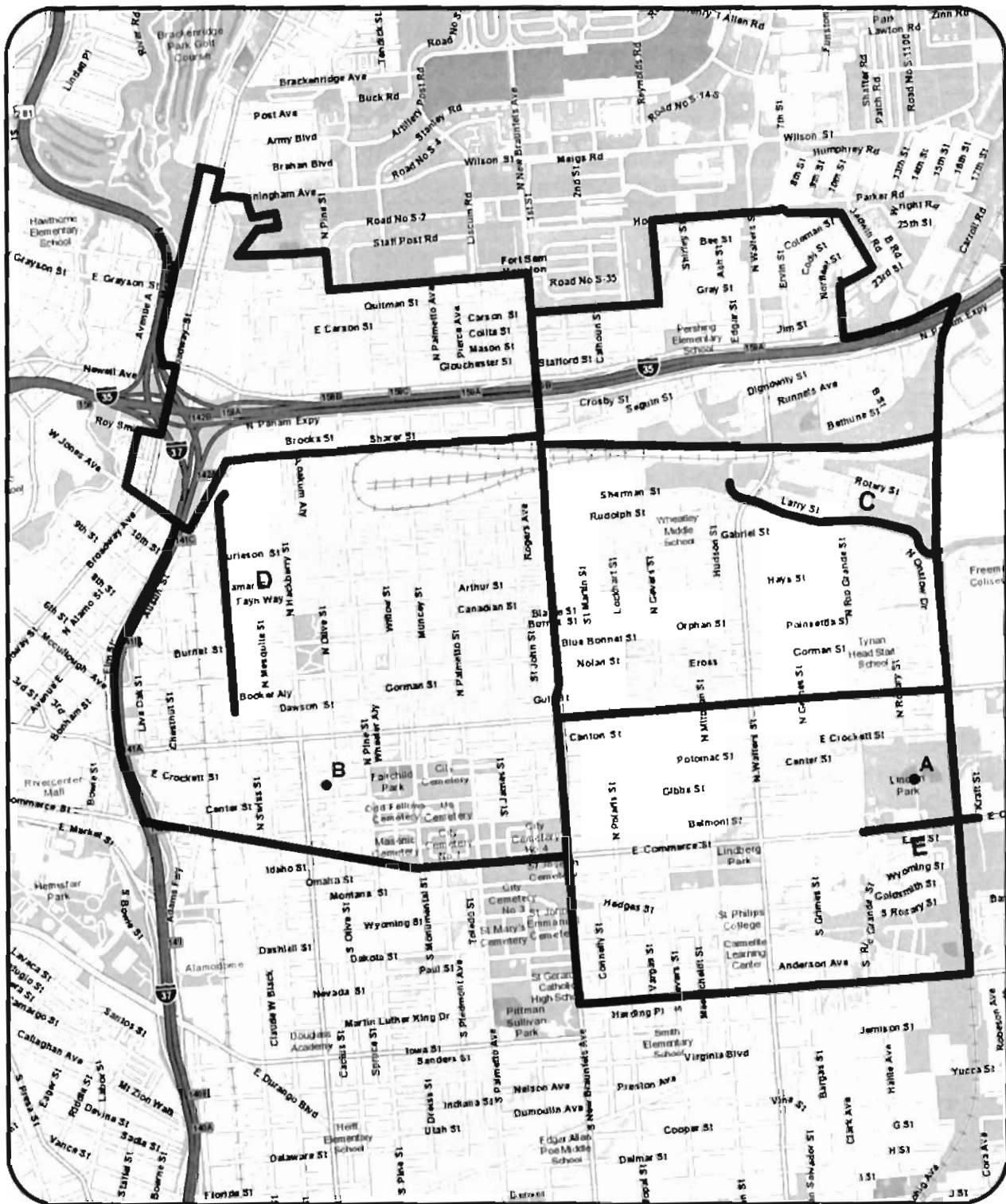
- Guadalupe Westside Target Area Census Tracts
- A - Mario Farias Park
- B - Guadalupe Cultural Arts Center
- C - San Antonio Natatorium
- D - Buena Vista Corridor
- E - Cesar Chavez Corridor
- F - Commerce Corridor
- G - Frio Street

Total Bond Investment: \$7,595,000



City of San Antonio

# Eastpoint Target Area - 2012 Municipal Bond Projects

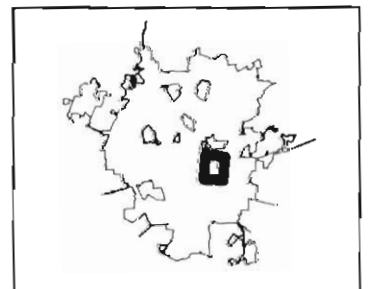


## Legend

- Key**
- Eastpoint Target Area Census Tracts
  - A - Lincoln Park
  - B - Carver Cultural Center
  - C - Menger Creek
  - D - Cherry Street
  - E - E Commerce Street

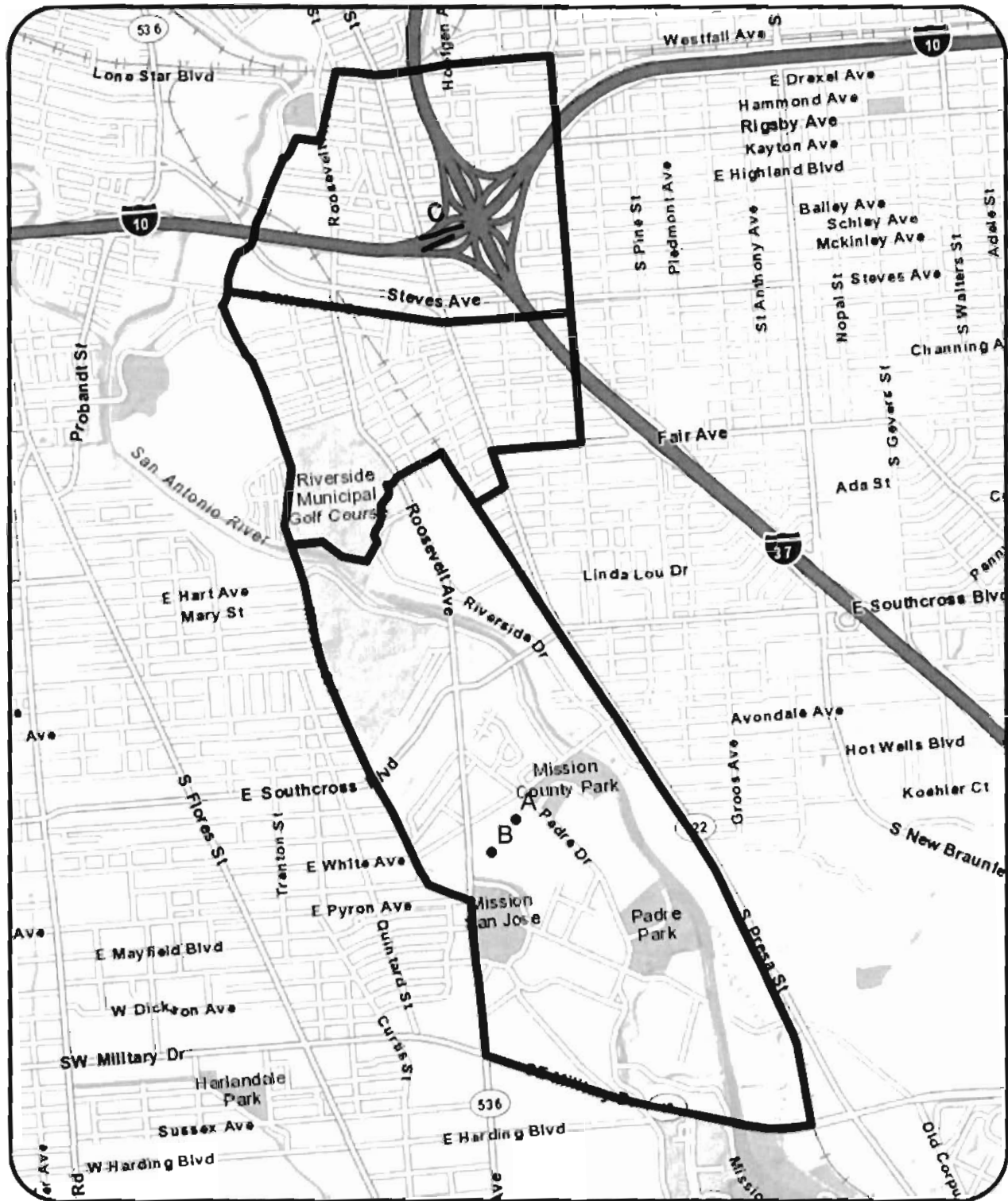


Total Bond Investment: \$17,817,000



City of San Antonio

# River South Target Area - 2012-2017 Municipal Bond Projects



## Legend

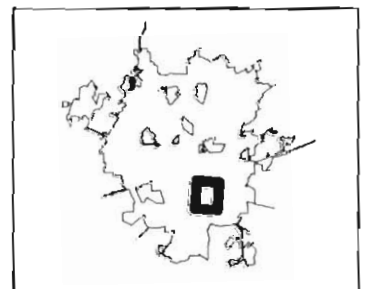


River South Target Area Census Tracts

## Key

- A - District 3 Community Center
- B - Greater Mission Multi-use Recreational Facility
- C - Presa Road Access Ramps

Total Bond Investment: \$15,500,000



City of San Antonio

Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Zak Covar, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

December 12, 2014

Mr. Jonah Katz, AICP  
[Jonah.katz@sanantonio.gov](mailto:Jonah.katz@sanantonio.gov)  
Center City Development Office  
City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283-3966

Re: Leveraged Resources for the City of San Antonio in the 2013-2015 Fiscal Years

Dear Mr. Katz:

The Texas Commission on Environmental Quality (TCEQ) has enjoyed working with the City of San Antonio (COSA) and we are excited to work with COSA on the growth of your program. The TCEQ has provided services estimated at approximately \$3,424 in Fiscal Year (FY) 2013 and \$4,080 in FY 2014 for staff time in meeting with applicants, technical assistance, document reviews and program advice.

The TCEQ performed Phase I Environmental Site Assessments for Avance Inc., Main Plaza, and the Esperanza Peace & Justice Center, on behalf of your organization. The historic properties in the COSA will be redeveloped to include a mixed use properties downtown, and performance, museum, and retail space in the Westside reinvestment area. The TCEQ funded asbestos and lead based paint abatement on behalf of your organization for the Avance Inc. site. Additionally, the TCEQ will perform a tank pull at Montana Street. The TCEQ Brownfields Program utilized approximately \$47,915 in FY 2013 in contractual funds for the assessment and limited cleanup of these properties. It is anticipated that approximately \$40,000 in contractual funds will be spent in FY2015.

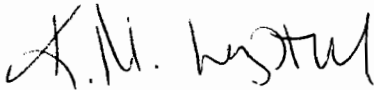
The TCEQ's Voluntary Cleanup Program is a fee driven program; however, for eligible entities we may choose to waive fees for our services. For each Phase I Environmental Site Assessment submitted, TCEQ estimates we could provide \$300 worth of services, with an estimated value of approximately \$7,000 over the grant period. For each Phase II ESA submitted, the TCEQ estimates we could provide \$800 in services, for the review and technical support for a total of \$8,000 over the grant period.



Mr. Jonah Katz  
Page 2  
December 12, 2014  
City of San Antonio

We look forward to working with COSA in our continued partnership. The TCEQ may provide additional services to assist with meetings, trainings, technical and programmatic assistance. You may contact me at 512-239-2252 or [kristian.livingston@tceq.texas.gov](mailto:kristian.livingston@tceq.texas.gov) if you have any questions or if you would like additional information.

Sincerely,



Kristy Mauricio Livingston, Brownfields Program Manager  
VCP-CA Section  
Remediation Division  
Texas Commission on Environmental Quality

KML/jdm

cc: Ms. Karen Peycke, EPA Region 6, [peycke.karen@epa.gov](mailto:peycke.karen@epa.gov)



December 12, 2014

Ms. Lori Houston  
Center City Development & Operations  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283

RE: FY 2015 U.S. Environmental Protection Agency Brownfield Community-Wide  
Assessment Grant - Support for City of San Antonio

Dear Ms. Houston:

I am writing to express my support for the City of San Antonio's Environmental Protection Agency (EPA) Brownfield Community Wide Assessment Grant application. The application's proposed environmental site assessments and clean-up plans will provide for increased opportunities for development and redevelopment in areas of the City where this activity may not occur solely through private investment.

All three of the Target Areas identified in the City's grant application, the City's near West Side, South Side and the Eastside Promise Zone, are areas that have been identified within the San Antonio area's Urban Waters Federal Partnership Program. The City of San Antonio and the San Antonio River Authority (SARA), with our partners, recently were named the nation's 19<sup>th</sup> Urban Waters Project Area. The Urban Waters Federal Partnership aims to reconnect urban communities, particularly those that are overburdened or economically distressed, with their waterways by improving federal and local communication and coordination and by collaborating with community-led revitalization efforts to improve the San Antonio area's creeks and rivers while promoting their economic, environmental and social benefits. The Urban Waters Federal Partnership projects that fall within the City of San Antonio's FY 15 Environmental Protection Agency (EPA) Brownfield Community Wide Assessment Grant application include the

- San Pedro Creek Restoration (near West Side);
- Westside Creeks Ecosystem Restoration (near West Side);
- San Antonio Missions World Heritage and Cultural Connections (South Side); and
- Eastside Promise Neighborhood/Wheatley Choice/Promise Zone and Salado Creek Greenway

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GENERAL MANAGER  
Suzanne B. Scott

SARA, with our partners, have invested millions in planning, environmental restoration and recreation amenities along the Westside Creeks and the Mission Reach of the San Antonio River. The Mission Reach project, an eight-mile section of the San Antonio River, extends from Lone Star Boulevard south to Loop 410 South and generally parallels or is within much of the South Side Target Area. This project is part of the San Antonio River Improvements Project (SARIP), a 13 mile, \$358.3 million investment by the City of San Antonio, Bexar County, SARA, the U.S. Army Corps of Engineers (USACE) and the San Antonio River Foundation that addresses flood control, public art amenities, ecosystem restoration and recreational improvements.

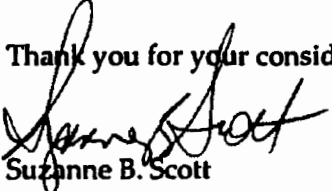
The Westside Creeks Restoration Project, generally within or in close proximity to the City's near West Side corridor, is a fourteen mile, four creeks (Alazan, Apache, Martinez and San Pedro) project aimed at restoring the creeks' environmental conditions, maintaining or enhancing their current flood control components and providing increased opportunities for people to enjoy these urban waterways. At present, \$128.5 million is being invested in concept planning, a Bexar County preliminary engineering report, project design and potential construction for San Pedro Creek and a USACE feasibility study on ecosystem restoration. An additional \$15.4 million has been committed by the City of San Antonio for recreational and water quality capital improvements, and Bexar County has budgeted another \$7 million for water quality and environmental restoration capital improvements.

The City's inclusion of the Eastside Promise Zone is also of interest to SARA as this area is a project area for the Urban Waters Federal Partnership Program. Connecting East Side residents to Menger and Salado Creek hike and bike trails will provide new outdoor environmental education and recreation opportunities to the community. As the City's co-applicant and local co-lead in the Urban Waters Federal Partnership program, SARA supports this area's inclusion in the FY 15 Brownfield Community-Wide Assessment Grant.

SARA is pleased to support the City of San Antonio as they seek funding that will further leverage the local and federal dollars committed within these Target Areas through the Mission Reach, Westside Creeks and Eastside Promise Zone project areas, while addressing environmental concerns and creating opportunities for development and redevelopment within these Target Areas.

The proposed grant opportunities identified in the City's application are consistent with the River South Area Management Plan and the Westside Creeks Restoration Conceptual Plan which address connectivity, recreational opportunities, environmental restoration, security and economic development opportunities. The San Antonio River Authority supports this grant application's efforts to fund environmental site assessments and clean-up plans, furthering the quality of life and economic opportunities within the Target Areas.

Thank you for your consideration,



Suzanne B. Scott

General Manager

San Antonio River Authority

Cc: Jonah Katz, City of San Antonio



CITY OF SAN ANTONIO  
METROPOLITAN HEALTH DISTRICT

December 10, 2014

Ms. Lori Houston  
Director, Center City Development and Operations  
City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283-3966

**RE: Support for EPA Brownfields Community Wide Assessment Grant  
Application for FY2015**

Dear Ms. Houston:

The San Antonio Metropolitan Health District (Metro Health) would like to offer its complete and enthusiastic support to the city of San Antonio's brownfields program's application for the EPA Brownfields Community Wide Assessment Grant for FY2015. The funds from this grant will provide vital resources that will serve our organization's mission by revitalizing neglected and abandoned brownfields sites in many neighborhoods, including neighborhoods with high health and socio-economic disparities.

Metro Health is the single public agency charged State Law, City Code, and County Resolution with responsibility for public health programs in San Antonio and the unincorporated areas of Bexar County. One of our most important objectives is to link environment and health. Current projects in support of this mission include scientific evaluations directed toward health impacts from potential exposure to environmental contaminants. Efforts are made to include recommendations and other input from within the impacted communities. A number of projects have occurred directly as a result of the community's request.

Metro Health looks forward to partnering with Center City Development and Operations (CCDO) during the life cycle of the grant and beyond through community organizing efforts and developing land uses on former brownfields sites which contribute to positive health outcomes for local residents, and we welcome your consideration of this grant proposal.

The City currently has a \$150,000 grant from the ATSDR Community Health Projects Related to Contamination at Brownfield/Land Reuse Sites. For FY2015, Metro Health is partnering with CCDO's brownfields program to inventory potential brownfields sites in target, perform some limited environmental assessments, and utilize the ATSDR Action

Model to develop strategies for brownfields development. Metro Health currently has 2 staff allocating 100% of their time on the CDC ATSDR Brownfields Grant, as well as a Program Manager who is allocating 25% of time toward the initiative. In addition, our organization can actively partner with the City's brownfields initiative by offering in-kind services including providing information on program opportunities through community outreach through Metro Health's Neighborhood Initiative, promoting brownfields as an environmental justice concern, and providing meeting space and event hosting.

In addition, Metro Health completed San Antonio's first Health Impact Assessment in 2014 for a site on the city's Eastside. The report identified numerous conditions regarding existing brownfields sites in the area and recommended steps toward remediation. Our department will continue to seek opportunities to conduct Health Impact Assessments throughout the city in order to improve the health, safety & wellbeing of our residents.

Thank you in advance for your favorable consideration of the City's brownfields application. If you need any further information, please feel free to contact me.

Sincerely,



Vincent R. Nathan, Ph.D., M.P.H.  
Assistant Director, San Antonio Metropolitan Health District

CC: Thomas L. Schlenker, M.D., M.P.H.  
Director



818 South Flores Street | San Antonio, Texas 78204 | 210-477-6262 | [www.saha.org](http://www.saha.org)

December 19, 2014

Lori Houston  
Director, Center City Development and Operations Department  
City of San Antonio  
100 W. Houston, 19th Floor  
San Antonio, Texas 78205

Dear Mrs. Houston:

The San Antonio Housing Authority (SAHA) supports the City of San Antonio's EPA Brownfields Grant Application. The City and SAHA continue to build on successful strategic partnerships to maximize the impact of federal resources in San Antonio. San Antonio is fortunate to be the focus of major federal and local efforts to promote sustainable and comprehensive community reinvestment. Three major grant-funded initiatives overlap in an area now known as Eastpoint:

- Promise Neighborhood (\$24 million; Department of Education)
- Choice Neighborhood (\$29 million; HUD)
- Promise Zone (HUD)

Additional grants at work in Eastpoint include a Department of Justice Byrne Grant, as well as Annie E. Casey and Bloomberg Foundation programs. Taken together, these grants and programs develop and strengthen economic development, workforce development, housing, education, and service delivery strategies. Brownfield Assessment resources would add a critical piece of the puzzle, particularly for the revitalization of the New Braunfels commercial corridor, as well as large-scale infill housing strategies.

The strategy in Eastpoint is to invest short-term grant funds in initiatives that will support long-term change in the neighborhood. Brownfields investments are particularly impactful, as they clear the way for business and residential investments that will permanently improve the neighborhood. Eastpoint is uniquely positioned to take immediate advantage of any brownfield resources.

Thank you for your consideration. If you have any questions please feel free to contact me at 210-477-6121 or [richard\\_milk@saha.org](mailto:richard_milk@saha.org).

Richard Milk  
Director of Policy & Planning

*Creating Dynamic Communities Where People Thrive*

**President & CEO**  
Lourdes Castro Ramirez

**Board of Commissioners:** Ramiro Cavazos, Chairman | Karina Cantu | Yolanda Hotman  
Stella B. Molina | Charles R. Muñoz | Morris A. Stribling, MD

*Equal Housing Opportunity | Equal Opportunity Employer*

## **APPENDIX F – DOCUMENTATION OF PROJECT’S LOCATION WITHIN A HUD PROMISE ZONE COMMUNITY**



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

December 10, 2014

Environmental Management Support, Inc  
Attn: Mrs. Edie Findeis Cromwell  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Dear Ms. Cromwell:

I, as Director of Planning and Community Development, certify the proposed activities/projects in the Center City Development and Operations' EPA Brownfields Community-Wide Assessment grant proposal are consistent with the following primary goals of the City's EastPoint Promise Zone initiative:

- (1) Transform EastPoint from a neighborhood of poverty into a viable, mixed-income neighborhood with high quality schools and educational programs and access to support services, public transportation, job training and jobs; and,
- (2) Deliver economic revitalization and long-term stability and success to EastPoint by sustaining existing businesses and attracting new businesses, creating a vibrant commercial corridor that is the center of neighborhood activity.

This project will also support and advance the goal achievement and the following priorities that have been established for EastPoint Promise Zone.

- Priority 1: Reduce poverty and unemployment.
- Priority 2: Expand economic development throughout EastPoint.
- Priority 3: Make EastPoint a neighborhood where residents stay, grow and graduate.
- Priority 4: Create the infrastructure required to sustain and expand the EastPoint Promise Zone and scale its benefits throughout San Antonio.

Applicant Name: Center City Development and Operations

Name of Agency: Environmental Management Support, Inc

I further certify that the proposed activities/projects will be located within the EastPoint Promise Zone and are intended to serve the residents of the designated area.

Sincerely,

FOR John M. Dugan  
Director

Cc: Mike Etienne, Director, EastPoint & Real Estate- City of San Antonio